

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

12 Mottershead Road,
Manchester, M22 9QJ



£185,000

Spacious Mid Terrace
Three Bedrooms
Large Garden
Off Road Parking
Kitchen and Utility room
Able to Add Value
Freehold
Council band B

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to give you the opportunity to own a spacious mid terraced property in this popular area of Manchester. This property has off road parking and a spacious rear garden where your family can enjoy the sun and relax. The through lounge is bright and airy with large windows at each end. The kitchen is spacious with room to dine and entertain your guests. The kitchen opens into the garden, creating a seamless indoor-outdoor flow. There is also a separate utility room for your convenience. Upstairs, you will find three spacious bedrooms, a family bathroom and a separate toilet. The property has been a cared for family home and is ready for you to add your personal touch and style. You will love the location, close to schools and transport links. This is a great property for families, first-time buyers or investors. Don't delay, book your viewing today!

Lounge 17' 0" x 10' 5" (5.17m x 3.18m)

Kitchen 12' 4" x 9' 5" (3.75m x 2.87m)

Utility Room 8' 3" x 6' 1" (2.52m x 1.86m)

Bathroom 13' 2" x 10' 0" (4.01m x 3.04m)

Toilet 2' 6" x 5' 9" (0.76m x 1.76m)

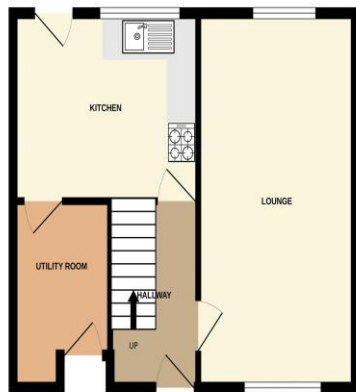
Bedroom One 13' 2" x 10' 0" (4.01m x 3.04m)

Bedroom Two 8' 6" x 15' 3" (2.6m x 4.66m)

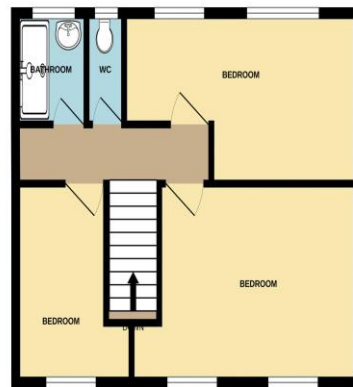
Bedroom Three 10' 0" x 6' 0" (3.04m x 1.83m)

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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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